

9.45.020 – Definitions

- A. Chronic Nuisance Property: Any property upon which three (3) or more of the behaviors listed below have occurred during any 12-month period, as a result of any three (3) separate factual events that have been independently investigated by any law enforcement agency or community development department, or three (3) or more citations of nuisance activity within a twelve (12) month period, which have been adjudicated and findings of liable or guilty have been entered either by the City administrative hearing officer or court of competent jurisdiction.
1. Disorderly Conduct as defined in 720 ILCS 5/26-1.
 2. Unlawful Use of Weapons as defined in 720 ILCS 5/24-1, et seq.
 3. Mob Action as defined in 720 ILCS 5/25.1.
 4. Discharge of a Firearm as defined in 720 ILCS 5/24-1 .2 and 1.5.
 5. Gambling as defined in 720 ILCS 5/28-1.
 6. Possession, Manufacture or Delivery of Controlled Substances as defined in 720 ILCS 570/40, et seq.
 7. Assault or Battery or Any Related Offense as defined in 720 ILCS 5/12-1, et seq.
 8. Sexual Abuse or Related Offenses as defined in 720 ILCS 5/ 12-15, et seq.
 9. Public Indecency as defined in 720 ILCS 5/ 11-9, et seq.
 10. Prostitution as defined in 720 ILCS 5/11-14, et seq.
 11. Criminal Damage to Property as defined in 720 ILCS 5/21-1, et seq.
 12. Illegal Possession, Cultivation, Manufacture or Delivery of Cannabis as defined in 720 ILCS 550/1 et seq.
 13. Illegal consumption or Possession of Alcohol as defined in 235 ILCS 5/ 1, et seq.
 14. Violation of any City of St. Charles ordinance or State of Illinois statute controlling or regulating the sale or use of alcoholic beverages.
 15. Violation of City of St. Charles property maintenance code section 305, or any successor code section, relative to rubbish and garbage.
 16. Violation of chapter 8.28 of this code relative to plants and weeds.
 17. Violation of chapter 5. 20 of this code relative to massage licensing.
 18. Structure unfit for human occupancy or unsafe structure as defined in the international building code or international property maintenance code as adopted by title 15 of this code.
 19. Unlawful structure as defined in the international building code or international property maintenance code as adopted by Title 15 of this code.
 20. Three (3) or more separate violations of the City's property maintenance code continuing after disposition of finding of liable for such violations by the City administrative hearing officer at an administrative hearing, for those violations.
 21. Violations of Chapter 6.04 and Section 6.12.085 of this code relative to beekeeping.
- B. Control: the ability to regulate, restrain, dominate, counteract or govern conduct that occurs on that property.
- C. Owner: any person, agent, firm or corporation having any legal or equitable interest in the property. Owner includes but is not limited to: (1) a mortgagee in possession in who is vested (a) all or part of the legal title to the property or (b) all or part of the beneficial ownership and the right to the present use and enjoyment of the premises; or (2) an occupant who can control what occurs on the property.
- D. Permit: to suffer, allow, consent to, acquiesce by failure to prevent, or expressly ascent or agree to the doing of an act.
- E. Person: any natural person, association, partnership or corporation capable of owning or using property in the City of St. Charles.
- F. Person in Charge: any person in actual or constructive possession of a property including but not limited to an owner, occupant of property under his or her domain, ownership, or control.
- G. Property: any real property, including land in that which is affixed, incidental or pertinent to land, including but not limited to any premises, room, house, building, or structure or any separate part or portion thereof whether permitted or not.

(2020-M-5 : § 2; 2017-M-13 : § 1; 2016-M-56 : § 1; 2015-M-27 : § 1; 2007-M-10 : § 1; 1984-M-13 : § 1)